

021.0

0003

0014.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

748,200 / 748,200

USE VALUE:

748,200 / 748,200

ASSESSED:

748,200 / 748,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DIFRANZA ELIZABETH J	
Owner 2:	
Owner 3:	
Street 1: 259 LAKE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: POZICANO CHRISTOPHER -	
Owner 2: -	
Street 1: 259 LAKE STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

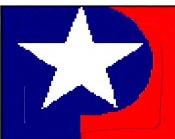
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	6428	Sq. Ft.	Site	0	80.	0.86	1		Med. Tr	-10										

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6428.000	307,000		441,200	748,200		14415
							GIS Ref
							GIS Ref
							Insp Date
							04/05/18



Patriot Properties Inc.

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 021.0-0003-0014.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	307,000	0	6,428.	441,200	748,200		Year end	12/23/2021	
2021	101	FV	297,900	0	6,428.	441,200	739,100		Year End Roll	12/10/2020	
2020	101	FV	297,800	0	6,428.	441,200	739,000	739,000	Year End Roll	12/18/2019	
2019	101	FV	240,500	0	6,428.	468,800	709,300	709,300	Year End Roll	1/3/2019	
2018	101	FV	240,500	0	6,428.	342,000	582,500	582,500	Year End Roll	12/20/2017	
2017	101	FV	240,500	0	6,428.	297,800	538,300	538,300	Year End Roll	1/3/2017	
2016	101	FV	240,500	0	6,428.	253,700	494,200	494,200	Year End	1/4/2016	
2015	101	FV	234,700	0	6,428.	248,200	482,900	482,900	Year End Roll	12/11/2014	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	1827
POZICANO CHRIST	37744-308		1/22/2003		419,000	No	No				
NIGHELLI ROBERT	30119-587		4/30/1999		295,000	No	No				
	13377-532		1/1/1901			No	No	N			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/5/2018		MEAS&NOTICE							BS			Barbara S
5/13/2009		Measured							372			PATRIOT
12/21/1999		Inspected							276			PATRIOT
12/10/1999		Missed Appt.							267			PATRIOT
9/28/1999		Mailer Sent										
9/28/1999		Measured							256			PATRIOT
10/1/1981									MS			

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>		
Type:	6 - Colonial	Full Bath:	1	Rating:	Average			
Sty Ht:	2 - 2 Story	A Bath:		Rating:				
(Liv) Units:	1	Total:	1	3/4 Bath:				
Foundation:	1 - Concrete	A 3QBth:		Rating:				
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average			
Prime Wall:	4 - Vinyl	A HBth:		Rating:				
Sec Wall:		OthrFix:		Rating:				
Roof Struct:	2 - Hip							
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average			
Color:	WHITE	A Kits:		Rating:				
View / Desir:		Frl:	1	Rating:	Average			
<b>GENERAL INFORMATION</b>		WSFlue:		Rating:				
Grade:	C+ - Average (+)	<b>CONDOS INFORMATION</b>						
Year Blt:	1939	Eff Yr Blt:	Location:					
Alt LUC:		Alt %:	Total Units:					
Jurisdict:		Fact:	Floor:					
Const Mod:		% Own:						
Lump Sum Adj:		Name:						
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>						
Avg Ht/Ft : STD		Phys Cond:	AG - Avg-Good	26.	%			

## INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac:
% Com Wal	% Sprinkled

# MOBILE HOME

Make:

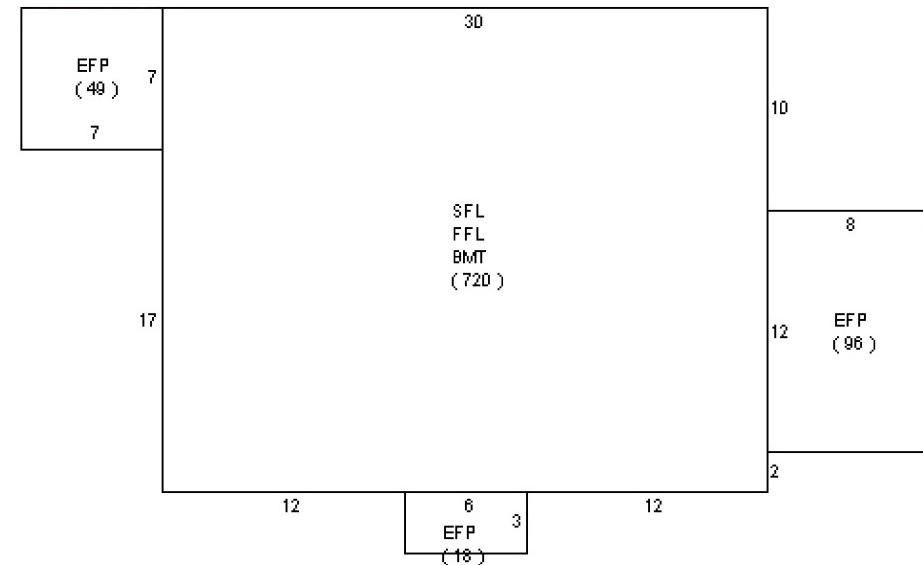
Model:

Serial #

PABCEI ID 021-0-0003-0014

## SPEC FEATURES/YARD ITEMS

## SKETCH



SUB AREA

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	720	53.170	38,283						
FFL	First Floor	720	177.240	127,611						
SFL	Second Floor	720	177.240	127,611						
EFP	Enclos Porch	163	44.360	7,231						
Net Sketched Area:		2,323	Total:		300,736					
Size Ad	1440	Gross Area	2323	FinArea	1440					

#### SUB AREA DETAIL

**AssessPro** Patriot Properties, Inc

